



## *Te Awanga Terraces Frequently Asked Questions*

### *Do I have to pay a deposit?*

Yes, a deposit equal to 10% of the purchase price is required to be paid once the sale and purchase agreement has been signed by both the purchaser and the vendor.

### *What services will be available?*

Please refer to the proposed servicing information document on the website <https://www.teawangaterraces.co.nz/wp-content/uploads/2021/10/2108311630.V1-TAT-General-Service-Information.pdf>

For exact service locations please refer to the As-built services plans which can be found under the 'Useful Information' section of our website.

### *How large a house can I build?*

The Hastings District Council District Plan restricts site coverage to no more than 35% of the section area. Under the land covenants any house must be a minimum of 185m<sup>2</sup> (including garaging).

### *Can I build a two storey home?*

Two storey homes will not be permitted within Lots 2-12 & 22-45 of the subdivision. Two storey homes will be permitted on Lots 13-21 which are the large sections at the very back of the subdivision.

### *Can I use any builder I choose?*

Yes, you can use the builder of your choice, there are no restrictions.

### *When can I start building?*

You can start building as soon as you have had your plans approved by Greenstone and obtained all necessary building consents from the Hastings District Council.

### *Do I have to build my house within a specific timeframe?*

There is no requirement to start building within a specific timeframe.

However, once you start you must complete construction including the exterior within one year of starting the build.

### *Has a Geotech report been completed?*

Yes, a Geotech report has been completed by “Initia” and is available on our website under the ‘Useful Information’ link. This report contains testing and includes recommended foundation designs and is available for you to use in your building consent application.

### *Has the soil been tested for contamination?*

Yes, under our Resource Consent we are required to test for contamination and confirm the site meets the National Environment Standards for residential property. This land has been confirmed as “clean”.

### *Has a Stormwater & Flooding Report been completed?*

Yes a substantial stormwater hydrology report including peer reviews has been completed. This has been approved by Hawkes Bay Regional Council (HBRC) and Hastings District Council (HDC) and forms part of the HBRC & HDC Resource Consents. All of the building platforms excluding the steep batters are at a minimum of RL15.15. Any habitable building shall have a minimum floor level of RL15.4. Condition 7 of the Resource Consent is as follows.

#### House Development – Lots 2 to 45 hereon

- **Condition 7.** That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the record of title for Lots 2 to 45 hereon to secure the performance of the following conditions. The Notice shall be registered at the subdivider’s/consent holders expense and shall read as follows:
- All buildings that discharge stormwater shall have roofs that are constructed with inert roofing materials such as Colorcote or Coloursteel, or use a different material or treatment (e.g. painted with non-metal based paints) that will achieve an equivalent performance standard in terms of release of metal contaminants.
- The building platform(s) shall be maintained with a minimum ground level of RL15.15m (being the minimum ground level established above the 100 year coastal inundation level (HBRC 2016), provided that where any steep batter faces are formed to abut road frontages and Lot 104 (DP xyz), a maximum 3m setback from the boundary is excluded from the minimum 15.15RL fill depth requirement.
- Any habitable building shall have a minimum floor level of RL15.4, (Hawkes Bay Local Authority Datum), being a level set by considering the greater of 1% AEP coastal

inundation level (year 2120) and/or the Haggerty Drain flood level of a 1% AEP (Climate change adjusted) flood water level.

Explanation: The minimum floor level is based on a 2016 Tonkin & Taylor Ltd Report Tongoio Coastal Hazards Strategy 2120 Coastal Hazard Assessment (ref 20514.005.CHA.v8 prepared for Hawke's Bay Councils (HBRC, NCC, and HDC).

### *Can I park a motorhome on my section?*

You can park a motorhome on your section. However, it must be located at the rear of your home and screened from the road by a fence and gate.

### *Are there any design covenants?*

Yes, the Private Land Covenants include restrictions around the design and materials that can be used in your new home. Before commencing your build, you must provide Greenstone a copy of your final design to ensure it meets these design covenants. Please read the covenants attached to the Sale & Purchase Agreement carefully.

### **Fences**

Fencing of residential sections on boundaries with an open space zone need to comply with the following:

If a fence is built on or within 5m of the boundary with the adjoining open space zone or Lot 105 it shall be either a 1.2m high picket fence, in accordance with Figure 8.1 NZS4404:2004, or a 1.2m – 1.8m high open style steel pool fence, galvanised and powder coated, or an alternative design agreed to by the Environment Consents Manager, Hastings District Council. All elements of the fence facing the open space zone shall be within the A and B range of colours from British Standard 5252 or alternative colour agreed to by the Environmental Consents Manager (or nominee), Hastings District Council.

Note: Fence heights adjoining open space areas and Lot 105 may be measured from the top of a retaining wall built on/adjoining the boundary.

Fences of front boundaries of residential sections need to comply with the following:

That front boundary fences are limited to 0.5m in height within 3m of the front boundary. Fences can have a maximum height of up to 1.5m where they are located between 3m – 5m from the front boundary. The maximum height of any fence located more than 5m from the front boundary is 1.8m, unless the consent notice requirements for fences on boundaries with open space zones are applicable.

### **Roads/Vehicle Crossings**

- Vehicle crossings shall be formed to follow the grade of the berm so as to maintain the integrity and functioning of the swale drainage;
- There shall only be one vehicle crossing per site;

- The formation of the crossing shall minimise earthworks, avoid disturbing any identified ground soakage area within the site and the berm, (including any road swale) and with the exception of Lots 10 – 13, be separated by at least 5m from any crossing on an adjoining Lot unless an alternative location has been approved by the Transportation Compliance Engineer;
- The surface of the crossing is to be recessive in colour and comprise chip seal, asphalt, exposed aggregate or oxide concrete; and be formed in accordance with the requirements of the District Plan – Section 26.1 Transport and Parking and the Te Awanga Downs Structure Plan.
- Site owners shall show this detail at the Building Consent stage;
- In order to maintain the integrity of road berms and associated swales, section owners shall not make physical alteration to the ground surface, such as earthworks or placing structures (including culverts) or landscape features, including planting within the roadside berms.

### **Design Guidelines – Building Design and Appearance**

The following statements outline the design guidelines to be considered when draughting plans for buildings within the Te Awanga Downs Structure Plan area. The objective of the guidelines is to encourage good building design that reflects aspects of the form and flavour of vernacular bach architecture found in old Te Awanga. The following principles are sought to be encouraged in building and house design:

- a. Individuality – that dwellings are individually designed, each dwelling is different from its neighbours, and contributing to a varied streetscape. The uniformity in streetscape appearance is avoided;
- b. Light appearance – that dwellings have a light appearance characteristic of vernacular bach architecture, through such means as the use of mainly light cladding materials (such as horizontal weatherboard, vertical timber cladding, plywood, light sheet material, corrugated iron and the like); and a high degree of glazing and indoor/outdoor connections;
- c. Light roof materials and forms – materials with a heavy appearance (such as brick, concrete slab, concrete block, plastered finishes, roofing tiles and the like) are to be avoided except when used sparingly in conjunction with the dominant use of light materials;
- d. Simple roofs – use of simple roof forms, such as single pitch (skillion) and gable roofs, that reflect bach architecture. Avoidance of hipped and mansard type roof forms that are more characteristic of urban or suburban architecture.

**Explanation:** The Te Awanga Downs urban development area is intended to add to housing choice by providing a character that is different from standard suburban development. It is to have a character that reflects the coastal location and complement the vernacular kiwi bach architecture of ‘old Te Awanga’. The guidelines above are designed to reflect such

characteristics while recognising that new houses are likely to be significantly larger permanent residences and that they will have a contemporary function and appearance.

### *Who is responsible for fencing?*

The cost of fencing is shared between neighbours in accordance with the Fencing Act 1978. Greenstone is not responsible for any fencing. The type of fencing allowed is as per the Fencing Act.

### *How many stages are there in the development?*

There are 3 stages in total as per the Hastings District Council District Plan. Stages 2 & 3 will be completed in the next 5 years. Construction access to Stages 2 & 3 is available via Gordon Road.

### *Am I required to provide a Solar System for my Dwelling?*

Yes, as per the land covenants you must provide some type of solar system for your dwelling. “Lightforce” is the preferred solar panel and battery provider.

### *What type of Wastewater System is required?*

As part of the development Greenstone has constructed a sustainable commercial wastewater system on the adjoining farm. This wastewater system will be owned and maintained by the Hastings District Council. This is the only property in Te Awanga connected to a council owned wastewater system that has Resource Consent from the Hawkes Bay Regional Council.

As part of the operation of this system each landowner will be required to provide an underground “step tank” on their property. This underground step tank will be located near the front boundary of their property. The minimum requirements for the step tank system is as follows.

- (a) A minimum 5,100 litre tank split into 2 chambers of a minimum 1,800 litres for the filtered effluent chamber and 3,300 litres for the septic tank chamber;
- (b) The step tank must be installed with a progressive gravity grinder pump with a maximum head of 73m;
- (c) 3 x off, on float switches being Pump off, Pump on and high level alarm;
- (e) Universal Pump Controller with Audible and Visual Controller Alarms (6) including a) high level, b) max Run time, c) low voltage (brown out), d) no current, e) high current & f) pump fault.

The Covenantor must at all times hold a manual for the system with a detailed description of its operation and maintenance.

This “step tank” will eventually collect solids in one of its chambers and will require emptying every 5 – 10 years. The landowner will be responsible for maintaining their step tank and pump. Council will maintain and own the sewer pressure pipe within the public roads. The

cost of this system will be between \$6,000 - \$10,000. Greenstone have obtained a special deal with one of the providers which each landowner can use.

### *Resource Consent*

HDC Resource Consent has been granted for 45 sections and a large Council Reserve. HDC also own Lot 1 as a reserve.

### *When will Titles be available?*

Titles were issued for all sections on 2 August 2022.